DESCRIPTION OF AN EASEMENT OVER LOT 2, WIERDA SUBDIVISION

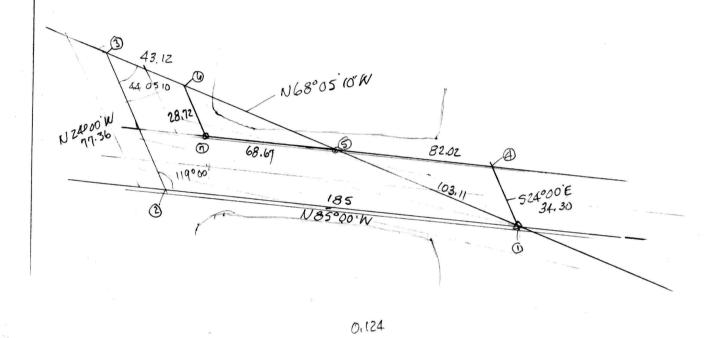
Beginning for the same at an iron pipe on the division line between Lots 1 and 2, Wierda Subdivision, said point being N 68 05 10 W - 707.54' from an iron pipe marking the southeasterly end of said division line; and running, thence , N 85 00 W - 185.00' and N 24 00 W - 77.36' to the division line between lots; thence, by and with said division line S 68 05 10 E - 43.12; thence, leaving said lot line S 24 00 E - 28.72' and S 85 00 E - 68.67 ' to the line between lots; thence, by and with said line S 68 05 10 E - 103.11' to the place of beginning. Containing in all 0.124 acres of land, more or less.

June 2, 2004.

DESCRIPTION OF AN EASEMENT OVER LOT 1, WIERDA SUBDIVISION

Beginning for the same at an iron pipe on the division line between Lots 1 and 2, Wierda Subdivision, said point being N 68 05 10 W - 707.54' from an iron pipe marking the southeasterly end of said division line; and running, thence, by and with said division line N 68 05 10 W - 103.11'; thence, N 85 00 E - 82.02' and S 24 00 E - 34.30' to the place of beginning. Containing in all 0.028 acres of land, more or less.

June 2, 2004.



0.028

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Garon Stutzman 703 403 8454 Cell 410 758 5466 - home Bought Weirda property wants update plat - dam across pond, etc. Denmale Assoc. Lic 220 Tower Pt. Rd. Centreville

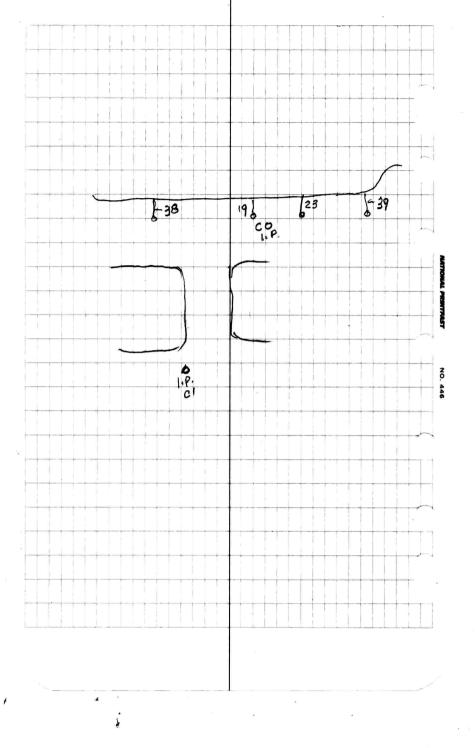
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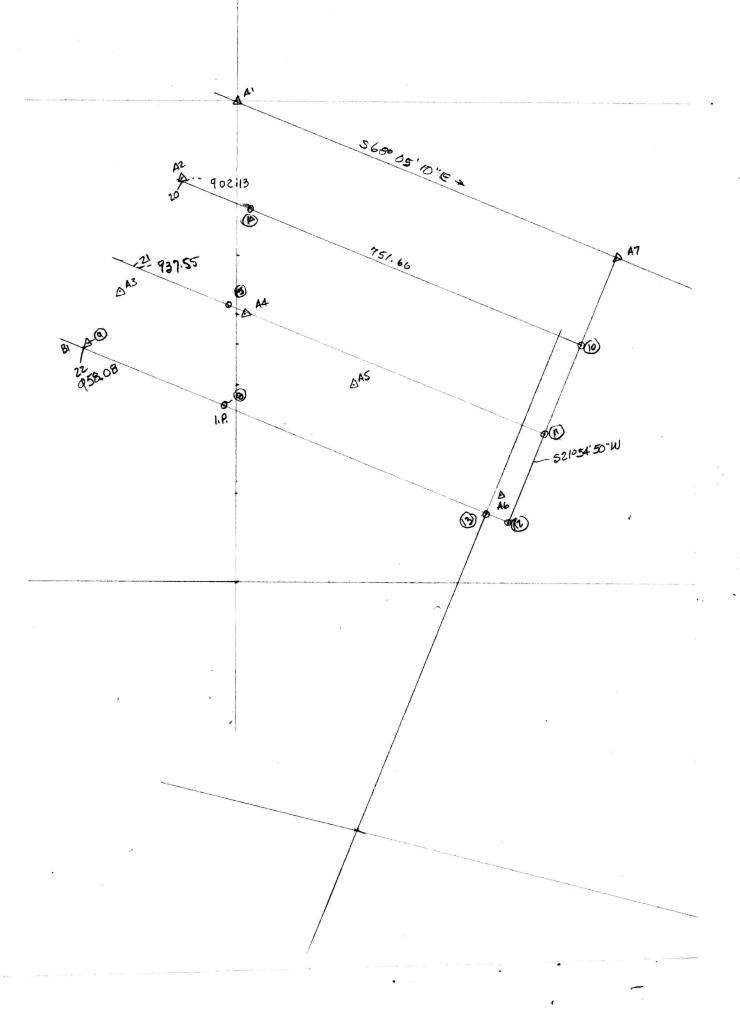
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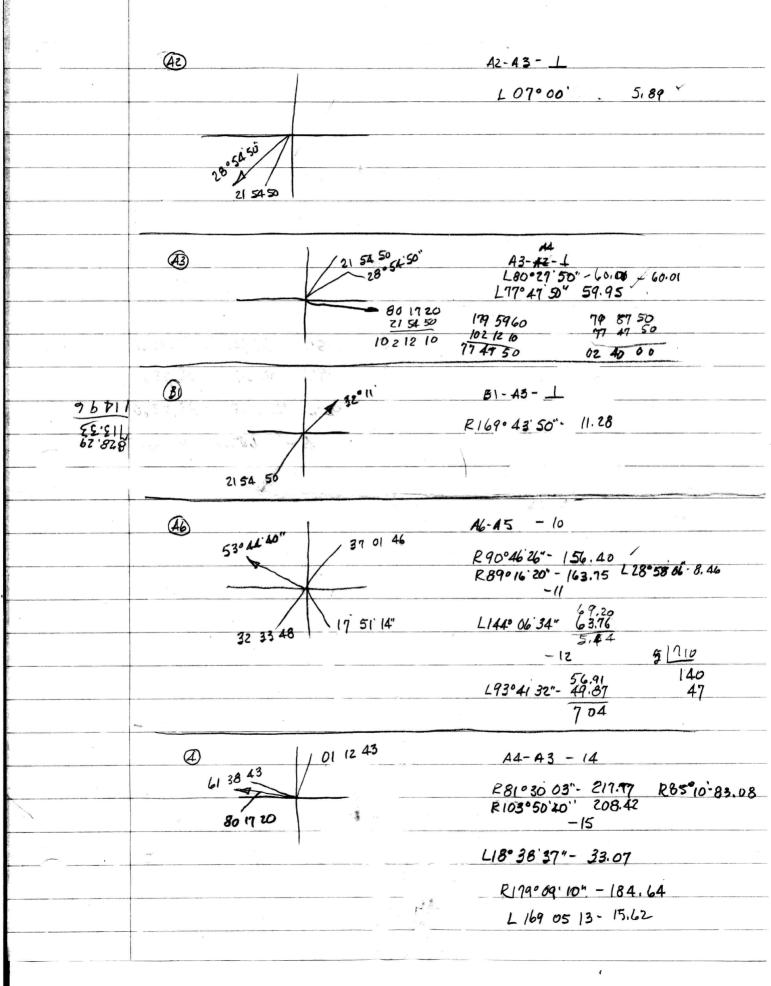
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TITLE SALES PLAT 410 758 - 5466 703 403 8454

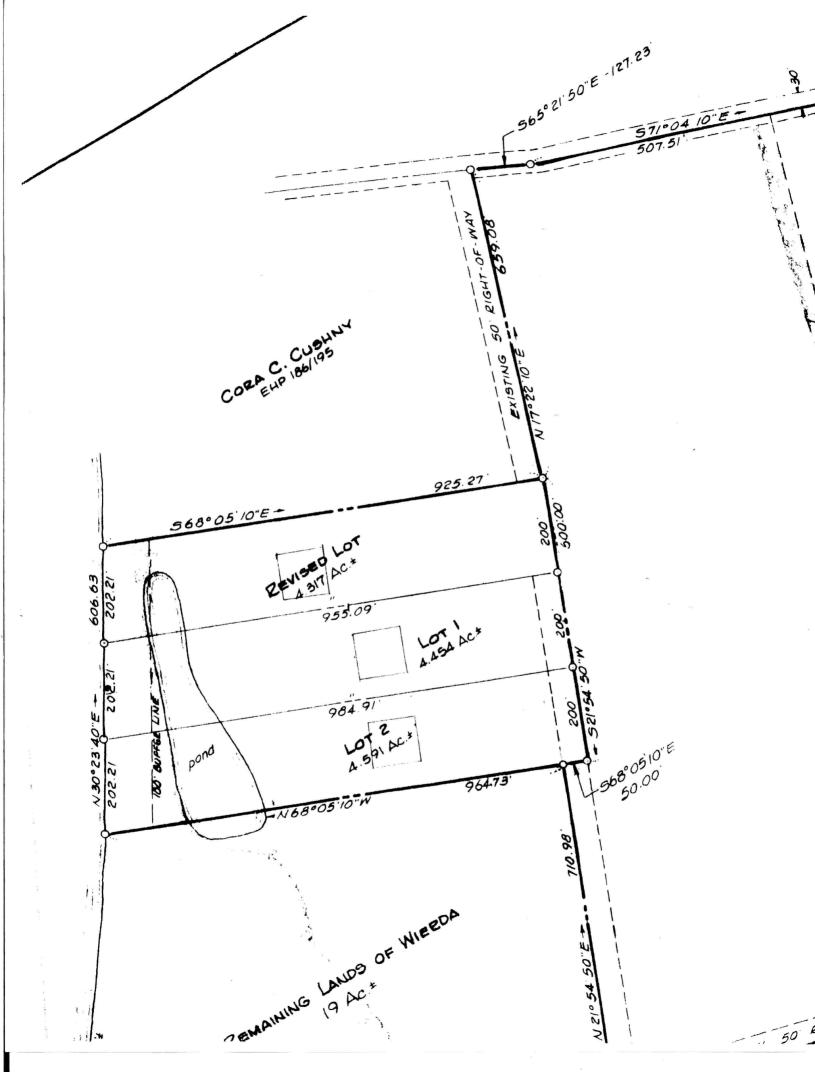


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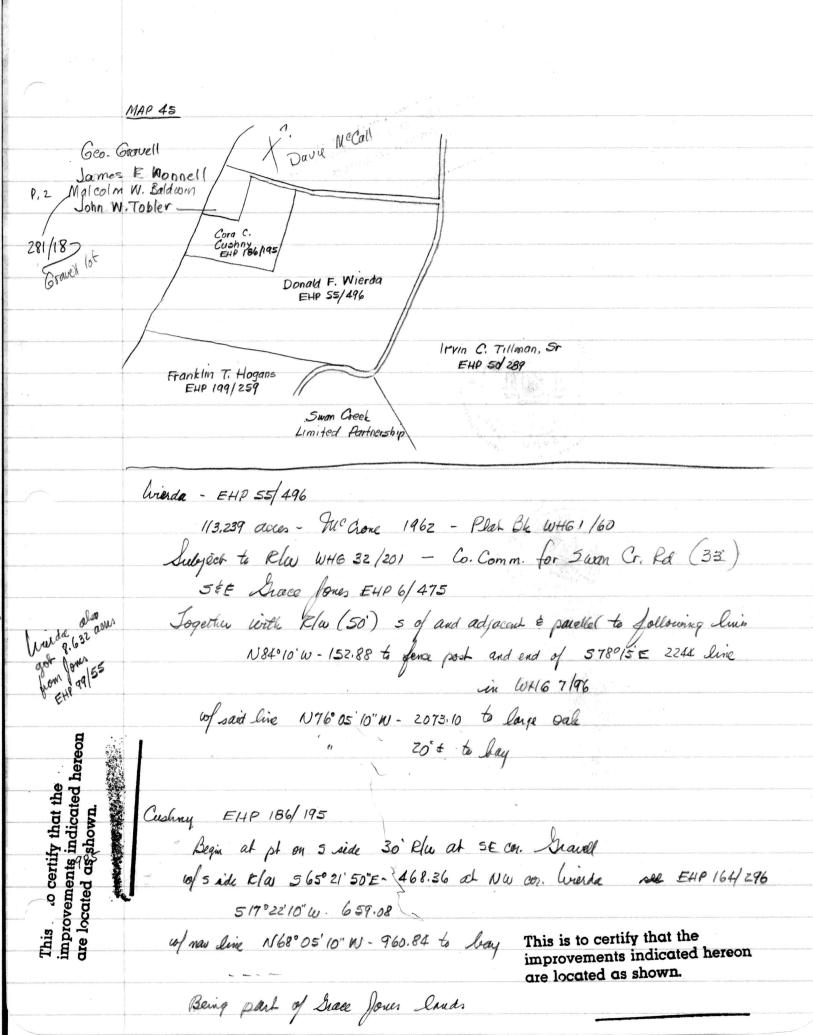
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45 Mm. Barahill MAO 45 Bidston LLC

Bidston LLC

Warthen Properties



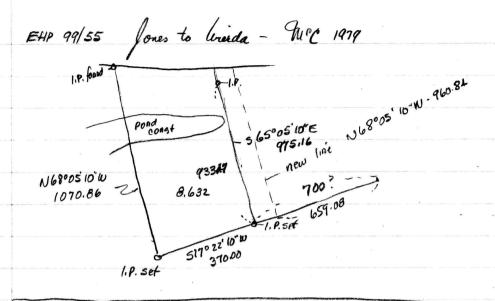
E406/475- Bos to Jones Begin sw side 30 elw at Greaff. WR/W 565°21'50"E-468.36 W/new line 517° 22'10" w- 1109.08 N 68°05'10"W- 1070.86 to bay Together with 30 R/w over granting along sw side existing 30 Blu from Grieff EHP 186/195 Cashny Begin cor Gravell W/ 5 side R/w - S65°Z1'50"E - A68.36 to Wierda 5170zza- 659.08 W/ new line N68005'10'W- 960.84 to bay EHP 164/296 - Jones to Wierda same as Bos to Jones SEE- 8.632 Jones to Wienda EHP 2/2023-Showing wor EHP 142/272 EHP 142/272 - Junes to Jones WHG 1/96 Same 93 EHP6/475 SEE- 8.632 Ac to Wierda

DESCRIPTION OF PART OF THE DONALD F. WIERDA LANDS, FIFTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the mean high waters of the Chesapeake Bay at the westerly end of the division line between the lands of Wierda and the lands of Franklin T. Hogans; and running, thence, by and with the mean high waters of the bay in a northeasterly direction 920' more or less to Lot 2 shown on a plat entitled "Property Line Adjustment of Minor Subdivision Lines, Donald F. Wierda Lands", dated March 1991; thence, by and with said Lot 2 S 68 05 10 E - 63.82' to an iron pipe, S 68 05 10 E - 312.20' to an iron pipe and S 68 05 10 E - 588.71' to an iron pipe and Revised Lot 3 as shown on said plat; thence, by and with said Revised Lot 3 S 21 54 50 W - 710.98' to an iron pipe and the lands of Hogans; thence, by and with said Hogans lands N 76 05 10 W - 1200' more or less to the place of beginning. Containing in all 19 acres of land, more or less.

Together with a 50' right-of-way running along the northeast side of the division line between Revised Lot 3 and the lands of Franklin Hogans to Swan Creek Road.

April 30, 1998.



EHP 6/475. Bos to Jours

565° 21'50" E. 468.36

517° 22' 10" W. 1109.08

N 68° 05' 10" W. 1070.86 to Day

Donald F. Wierda

R.R. 2, Box 68 Rock Hall, Maryland 21661

June 12, 1991

Wear Mr. Mittle.

Thanks for all your help-cheek enclosed-

Mr. Cushny has advised me that Mr. David Joines of M- Crone has been engaged to confirm the line and to establish coment monuments at intervals of 192 feet. I have been unable to get you so I talked with Mr. Joines and asked him to Contact you when the survey is male. I

watht to be sure myself that the line is the Correct one as laid out by you.

I know this will their estra cost beet please do it. I evant to lay down e

fence along that line. Will leave the 14th until the 28th

and will catch up with you when I get buck.

Thanks again, Won Wierda

DESCRIPTIONS OF THREE LOTS OF THE DONALD F. WIERDA LANDS, FIFTH DISTRICT, KENT COUNTY, MD.

REVISED LOT

Beginning for the same at a concrete monument at the northeast corner of the herein described lands, also a corner for the lands now or formerly of Cora Cushny and the lands of Warthen Properties; and running, thence, by and with said Warthen lands S 21°54′**2**0″W - 200.00' to an iron pipe at the corner of Lot 1 of the Wierda lands; thence, by and with Lot 1 N 68°05′ 10″W - 751.66' to an iron pipe and N 68°05′ 10″W - 203.43' more or less to the mean high waters of the Chesapeake Bay; thence, by and with said bay shore N 30°23′ 40″E - 202.21' to the Cushny lands; thence, by and with said Cushny lands S 68°05′ 10″E - 69.16' more or less to an iron pipe and S 68°05′ 10″E - 856.11' to the place of beginning. Containing in all 4.317 acres of land, more or less.

Together with a 50' right-of-way running across the easterly ends of Lots 1 and 2 and over the lands of Warthen to Swan Creek Road. See plat of a Property Line Adjustment of Minor Subdivision Lines of the Donald F. Wierda lands, filed in the Plat Records of Kent County, Plat Book MLM 1, page 34.

LOT 1

Beginning for the same at an iron pipe marking the northeast corner of the herein described lands and the southeast corner of Revised Lot of the Wierda lands; and running, thence, by and with the lands of Warthen Properties S 21°54′50′W - 200.00′ to an iron pipe and Lot 2 of the Wierda lands; thence, by and with Lot 2 N 68°05′ 10′W - 707.54′ to an iron pipe and N 68°05′ 10′W - 277.37′ more or less to the mean high waters of the Chesapeake Bay; thence, by and with the bay shore N 30°23′ 40″E - 202.21′ to the Wierda Revised Lot; thence, by and with said Revised Lot S68°05′ 10″E - 203.43′ more or less to an iron pipe and S 68°05′ 10″E - 751.66 to the place of beginning. Containing in all 4.454 acres of land, more or less.

Subject to a 50' right-of-way lying parallel to and adjacent to the first line of this description (S 21°54′50″W - 200.00')

Together with a 50' right-of - way running across the easterly end of Lot 2 of the Wierda lands and over the lands of Warthen to Swan Creek Road. See plat of a Property Line Adjustment of Minor Subdivision Lines of the Donald F. Wierda lands, filed in the Plat Records of Kent County, Plat Book MLM 1, page 34.

LOT 2

Beginning for the same at an iron pipe marking the northeast corner of the herein described lands and the southeast corner of Lot 1 of the Wierda Lands; and running, thence, by and with the lands of Warthen Properties S 21 54 50 W - 200.00' to an iron pipe; thence, N 68 05 10 W - 50.00' to an iron pipe and other lands of Donald F. Wierda; thence, by and with other lands of Wierda N 68 05 10 W - 588.71' to an iron pipe and N 68 05 10 W - 376.02' more or less to the mean high waters of the Chesapeake Bay; thence, by and with the bay shore N 30 23 40 E - 202.21' more or less to Lot 1 of the Wierda lands; thence, by and with Lot 1 S 68 05 10 E - 277.37' more or less to an iron pipe and S 68 05 10 E - 707.54' to the place of beginning. Containing in all 4.591 acres of land, more or less.

Subject to a 50' right-of-way lying parallel to and adjacent to the first line of this description (S 21 54 50 W - 200.00')

Together with a 50' right-of-way over the lands of Warthen Properties to Swan Creek Road. See a plat of a Property Line Adjustment of Minor Subdivision Lines of the Donald F. Wierda lands, filed in the Plat Records of Kent County, Plat Book MLM 1, page 34.

DESCRIPTIONS OF THE DONALD F. WIERDA LANDS, FIFTH DISTRICT, KENT COUNTY. MD.

REVISED LOT

Beginning for the same at an iron pipe marking the northeast corner of the herein described lands, the southeast corner of the lands of Cora C. Cushny, and on the line of Revised Lot 3 of the Wierda subdivision; and running, thence, by and with said Lot 3 S 21 54 50 W - 200.00' to an iron pipe and the northeast corner of LOt 1 of said subdivision; thence, by and with said Lot 1 N $\overline{68}$ 05 10 W - 751.66' to an iron pipe, N $\overline{68}$ 05 10 W - 160.13' to an iron pipe, and N $\overline{68}$ 05 10 W - 43.30' to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay N 30 23 40 E - 202.21' to the lands of Cushny; thence, by and with said Cushny lands S $\overline{68}$ 05 10 E - 69.16' to an iron pipe, S $\overline{68}$ 05 10 E - 159.92' to an iron pipe, and S $\overline{68}$ 05 10 E - 696.19' to the place of beginning. Containing in all 4.317 acres of land, more or less.

Together with a 50' right-of-way along the easterly side of the lands of Cora Cushny and thence along the division line between Revised Lot 3 of the Wierda land and the lands now or formerly of Davy McCall to Swan Creek Road.

LOT 1

Beginning for the same at an iron pipe marking the northeast corner of the herein described lands, the southeast corner of the Revised Lot of Donald F. Wierda and on the line of Revised Lot 3 of the Wierda lands; and running, thence, by and with Revised Lot 3 S 21 54 50 W - 200.00' to an iron pipe at the northeast corner of Lot 2 of the Wierda subdivision; thence, by and with said Lot 2 N 68 05 10 W - 707.54' to an iron pipe, N 68 05 10 W - 201.29' to an iron pipe, and N 68 05 10 W - 76.08' to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay N 30 23 40 E - 202.21' to the aforementioned Revised Lot of Wierda; thence, by and with said lot S 68 05 10 E - 43.30' to an iron pipe, S 68 05 10 E - 160.13' to an iron pipe, and S 68 05 10 E - 751.66' to the place of beginning. Containing in all 4.454 acres of land, more or less.

LOT 1 continued

Together with a 50' right-of-way running along the east side of Lot 2 and the west side of Revised Lot 3 of the Wierda subdivision to the lands of Franklin Hogans, Sr. and thence along the south side of Revised Lot 3 to Swan Creek Road.

Subject to a 50' right-of-way across the east end of the herein described lands.

LOT 2

Beginning for the same at an iron pipe at the northeast corner of the herein described lands, the southeast corner of Lot 1 and on the line of Revised Lot 3 of the Wierda subdivision; and running, thence, by and with Revised Lot 3 S 21 54 50 W - 200.00' to an iron pipe and N 68 05 10 W - 50.00' to an iron pipe and other lands of Donald Wierda; thence, by and with said other lands of Wierda N 68 05 10 W - 588.71' to abn iron pipe, N 68 05 10 W - 312.20' to an iron pipe, and N 68 05 10 W - 63.82' to the mean high waters of the Chesapeake Bay; thence, by and with the mean high waters of the bay N 30 23 40 E - 202.21' to Lot 1; thence, by and with said Lot 1 S 68 05 10 E - 76.08' to an iron pipe, S 68 05 10 E - 201.29' to an iron pipe, and S 68 05 10 E - 707.54' to the place of beginning. Containing in all 4.591 acres of land, more or less.

Together with a 50' right-of-way along the west and south sides of Revised Lot 3 to Swan Creek Road.

Subject to a 50' right-of-way across the east end of the herein described lands.

REVISED LOT 3

Beginning for the same at an iron pipe at the northwest corner of the herein described lands, the northeast corner of the lands of Cora C. Cushny, and on the line of the lands now or formerly of Davy H. McCall; and running, thence, by and with the lands of McCall S 65 21 50 E - 127.23' to an iron pipe and S 71 04 10 E - 1597.51' to the centerline of Swan Creek Road; thence, by and with the centerline of said road S 16 01 W - 118.10', along a curve the chord of which is S 24 52 10 W - 317.71', S 30 11 W - 1398.40', and N 72 17 10 W - 415.13'; thence, leaving said road and running by and with the lands of Franklin T. Hogans, Sr. N 72 17 10 W - 415.13', N 84 10 W - 292.00', and N 76 05 10 W - 828.29' to an iron pipe and other lands of Wierda;

REVISED LOT 3 continued

an iron pipe and other lands of Wierda; thence, by and with said other lands of Wierda N 21 54 50 E - 710.98' to an iron pipe and Lot 2 of the Wierda subdivision; thence, by and with said Lot 2 S 68 05 10 E - 50.00' to an iron pipe; thence, still by and with Lot 2 and with Lot 1 and the Revised Lot N 21 54 50 E - 600.00' to an iron pipe and the southeast corner of the lands of Cora Cushny; thence, by and wuith said Cushny lands N 17 22 10 E - 659.08' to the place of beginning. Containing in all 69.561 acres of land, more or less.

Together with a right-of-way over a 30' strip of land north of, parallel to and adjacent to the first two lines of this description (S 65 21 50 E - 127.23' and S 71 04 10 E - 1597.51').

Subject to a right-of-way over a 20' strip of land south of, parallel to and adjacent to the aforementioned two lines.

Subject to a 50! right-of-way parallel to and adjacent to the 7th, 8th, and 9th lines of this description (N 84 10 W - 292.00', N 76 05 10 W - 828.29', and N 21 54 50 E - 710.98'),

Subject to the right-of-way of Swan Creek Road.

May 27, 1991.

CRITICAL AREA REPORT: Property line adjustment and minor subdivision, Donald F. Wierda lands, Fifth District, Kent County, Md.

Mr. Wierda, owner of a small farm on Swan Point, proposes to revise an existing lot fronting on the bay and cut out a 21-acre tract on Swan Creek Road. The total area involved, after deducting land lost to erosion, comes to a shade over 100 acres. (This was not fudged, honestly.) The 1000' critical area line measured from the bay is clear; that from the marsh at the headwaters of Tavern Creek is not. If the complete farm is considered to be within this special area, he just meets the criterion for density.

add two additional lots

The farm is bounded on the east by Swan Creek Road and on the west by the bay. There is a 50' right-of-way along the north side serving the McCall farm, Cushny tract, and several lots along the bay. From this right-of-way a second 50' right-of-way runs south along the east side of Cushny to the existing lot of Wierda. Since this access has already reached its carrying capacity, the two new lots will have access to the county road over a third right-of-way running to and along the south side of the farm.

About two-thirds of the farm is in open ground. The area immediately west of the road is in woods and marsh, the headwaters of Tavern Creek. The southwest corner and a strip along the bay front is also wooded. The existing house fronts on the bay and lies about 300' south of Lot 2. There is a narrow, shallow pond parallel to and just east of the bay that cuts across the westerly ends of the three waterfront lots. The pond is the upper end of a drainage area that runs almost the full length of Swan Point.

There is a moderate amount of topography in the areas where the homes will be built. The soil types are Othello, Mattapex silt loam, and Sassafras silt loam; the marsh is Westbrook peat. None of these soils are particularly good for development, especially the Othello and Westbrook; but selected percolation tests have met health department approval. The pond is man-made, but I do not know why. It is very shallow and fringed with brush; nothing to write home about.

Aside from marsh grasses in the marsh and corn and corn stubble in the fields, the flora consists mainly of native hardwoods: oak, gum, locust, poplar, etc. Buyers of the three waterfront lots will find that beneath the trees between the bay and pond is a botanical garden of lush stands of some of nature's least desirable specimens; poison ivy, greenbriers, and multiflora rose.

The normal contingent of small mammals and birds are undoubtedly present, as is probably a deer herd. This is waterfowl country. Ducks and geese, trading back and forth between the creeks and the bay, stop off in the fields to sample the corn residue. Marsh ducks, in particular, will find the area attrac-

tive and might even justify the existance of the pond. As far as can be determined, there are no endangered species present.

One thing should be noted, even though man is not the cause, is the shoreline erosion. Surveys, 25 years apart, show a boss of 50-60' along the bay. The U.S. government classifies this as slight to moderate. I do not.

This subdivision will have some effect upon the environment, but not much. The lots are big enough that any construction will be some distance from the bay and marsh. A certain amount of wildlife feeding area will be replaced with lawn. The osprey and heron will mutter, but then they always do.

July 1, 1987.

